

MASONIC FELLOWSHIP OF NEWBURGH SITE PLAN (04-02)

Mr. Anthony Coppola appeared before the board for this proposal.

MR. PETRO: Before you start, let me read this in just so I have this in. This plan proposes various improvements on Parcel A as part of the fraternal organization's use. The plan is reviewed on a concept basis only. Parcel A to include multi-purpose one story building pavilion and office building. Let's talk about the zoning first, how do you get the zoning which is, what's this, Mark, again, what zone?

MR. EDSALL: C zone design shopping.

MR. PETRO: You have proposed one story building, is it a commercial building?

MR. COPPOLA: Well, I'm looking here at the notes that we have, A-5, that's what's being proposed here in terms of the use would be a more or less a place of assembly, I mean, basically, they would have, and there's a 10,000 square foot building being proposed with that, there would be an outdoor pavilion not enclosed and then a soccer field inside the 10,000 square foot building which then we'd be 6,000 to start with is the lodge, meeting hall, meeting hall/dining room, there'd be a kitchen inside, smaller offices, that type of thing.

MR. PETRO: You're classifying it as a place of assembly. Now, Mark, you agree with that classification?

MR. EDSALL: As long as the use of all the buildings and the structures on that site are under the envelope of that fraternal organization they fit under A-5, if it was rented out or used by other than the organization, then it's a whole different ballgame. So

what they're saying that that organization has different uses, be it functions, meetings, gatherings, that's what they're planning to do there, as I understand it.

MR. PETRO: Soccer field also fits in?

MR. EDSALL: That's I believe one of the items that you might be able to use a little discretion on, if that's what you believe is consistent with an organization's use of their property. If, again, if it was used for functions that they were holding, it may make sense, if it was rented out and became a commercial field for competition, has nothing to do with the organization, again, that may be a different ballgame altogether. No pun intended.

MR. COPPOLA: Maybe we have to insert some wording into there to that effect to restrict that, I guess.

MR. PETRO: I'm going to reserve the right to make a decision on the zoning, if I think it's classified. Let's continue with the site plan. If something comes up and Mark and I will discuss it, other board members, we'll get back to you in case there's a problem. We'll continue as if there's no problem at this time, but I'm not saying--

MR. COPPOLA: We're developing Parcel A, like I said, 10,000 square foot one story building would be fully sprinklered. What we have done is we have located this building in more or less the flattest part of the site here at the top of the driveway. We looked at the building over here, Parcel C, but it was decided that that would be better to leave this to another use. So we're going to be developing a paved driveway with our municipal services, this driveway here up at the top of, this, you come up the hill and basically this building would be kind of at the top of the hill as you arrive, more or less kind of flat. But it's the

flattest area. Like I said, that would be used as their main meeting area, they hold lodge meetings there, they hold dinners there for their members and their basic idea is to construct 6,000 square feet to start. But we're showing it as 10,000 square feet with the parking all the way around. From that main lodge area we'd also have interior bathrooms and the idea was they also do have functions that are outdoor functions, whether it be a use of a field or other things that they do, so that's the idea of having this pavilion here which is adjacent to the parking lot and probably without plumbing and make some type of a dual use with the bathrooms which would be on the south side of the building, so across the parking lot you'd have the bathrooms. So that could serve indoor and outdoor pavilion, their outdoor pavilion and the field which I have asked them about the use of this field and it's consistent with what we said before. And I don't really see this field as being the type of field that they're going to do extensive grading on, I believe they're going to do a little bit of grading on it, call it a soccer field after that.

MR. PETRO: Let me ask you this. You have a 30 foot difference from one end to the other, how are you going to build that with no extensive grading?

MR. COPPOLA: It's not going to be, we did the soccer field at Mount St. Mary, that was a, that elevation is the same on all four corners and crowned in the middle, you're not going to have that here. This will be like the field they have at Temple Hill where it slopes down. I'm not sure how far it slopes down from one side to the other, but we would do some grading but you're not going to make this level at four corners cause that would be extensive.

MR. PETRO: You're not planning on any retaining walls or major construction?

MR. COPPOLA: I don't think they're going to go to the extent of retaining walls. I'm not sure that the field will even be this big because I don't see them doing events where they might need a regulation size field, they more or less said they want a field where they can play soccer, maybe football but I don't think they're anticipating it's going to be--

MR. MILTON: They're really backing away from the idea of soccer just because it was the biggest use of the property but they're looking at its going to be more a playground.

MR. PETRO: Please state your name for the record.

MR. MILTON: Rick Milton, I'm the broker for the Masons.

MR. COPPOLA: We put this there to kind of give them an idea that exactly what you said, you have the 30 foot difference because soccer fields are huge.

MR. PETRO: It's on the plan, we're going to review it, whether or not they use it is almost immaterial. We're going to review it, how you're going to build it and that's it, if you're going to have a 30 foot difference from one end to the other, you'd need substantial fill and cuts. Let us know how you're going to do that.

MR. COPPOLA: We'll address that.

MR. PETRO: Down here you have the office building 3,500 square feet, that's a private drive all the way down to Route 32, can you check the length of that?

MR. COPPOLA: From this office building all the way down I don't have the length.

MR. PETRO: Mark, any idea?

MR. EDSALL: I'm not sure.

MR. COPPOLA: This is 250 feet to here so this could be 500 feet, this is an existing house, it's 2 1/2 stories high, somebody at some point had done some improvements, interior improvements to it. So we basically, without a huge amount of thinking, needed to classify it as a use, a conforming use. So right now, probably this being converted into offices would be the closest conforming use we see.

MR. PETRO: You realize of course to go to office you're going to have a lot of serious things to deal with, ADA, and there's a lot of work there, but it is a permitted use in the C zone, whereas the house, once you change that, you're not going to go back to a house, you understand that because that would be a special use permit by the planning board for a house in a C zone.

MR. COPPOLA: Let me ask you this. Is it our option to leave it as a house in this zone on this property?

MR. PETRO: I would say yes, it's a house now, it's absolutely a house ever since I've been there.

MR. COPPOLA: But even being on the same parcel we could do that?

MR. PETRO: It's a house now, I would say once you change it, you can't go back.

MR. COPPOLA: We're aware of the building code issues with that conversion and accessibility.

MR. MASON: How about drainage and everything, is there any plan for, cause you're going to be creating quite a parking area?

MR. COPPOLA: The basic idea we have to do soil

testing, that's the next thing we have to do, probably most of the drainage up here will be caught and diverted over into a retention area over here, this part of the road will probably catch and develop a second retention area on Parcel C, Parcel C might be able to use at some point. This last little bit that will be down into DOT's right-of-way and probably into their culvert, but I think pretty sure DOT won't want this whole road emptying down here but probably just a segment.

MR. PETRO: How about the outflows for the retention ponds, where would they be going?

MR. COPPOLA: Well, I don't know yet, we have to get into that engineering.

MR. PETRO: So what else are we doing tonight? What are we looking at?

MR. COPPOLA: Just to start SEQRA, we'd like to work with Mark at the workshops, go through all the engineering. There's another big issue we have with the sprinkler, getting our sprinkler up this hill, we have quite a bit of engineering work to do on that, we know this building needs to be sprinklered. There may be pumps that have to be put in so that's an issue we need to investigate.

MR. PETRO: Motion for lead agency.

MR. ARGENIO: So moved.

MR. SCHLESINGER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare itself lead agency for the Newburgh Masonic Fellowship site plan on Route 32. Any further discussion from the board members?

MR. SCHLESINGER: Question, the pavilion that's considered a building because it's got a fixed roof, right, parking and everything is calculated on that also?

MR. COPPOLA: That's a good question. We have not doubled the parking, this would be a separate use, so the parking here is not calculated with the pavilion and the interior being used at the same time.

MR. PETRO: I'm sure Mr. Edsall's going to find that. Motion has been made and seconded. Any further discussion? This is for lead agency. If not, roll call.

ROLL CALL

MR. MASON	AYE
MR. SCHLESINGER	AYE
MR. ARGENIO	AYE
MR. PETRO	AYE

MR. PETRO: Now, anything else?

MR. MASON: They need a garbage area, anything like that?

MR. PETRO: This is very preliminary. Mark?

MR. EDSALL: I just noted Anthony had said one of the concepts for storm water was that you'd pick up a portion of it and take it to possibly another storm water management basin on Parcel C. If that really is the concept, you should be dealing with that on your lot line change plan and reserving an easement for that use as well.

MR. COPPOLA: Okay.

MR. EDSALL: Before that plan is finalized and stamped.

MR. PETRO: You mean he can't take water from one person's property and make a pond on somebody else's?

MR. EDSALL: We usually hear about that.

MR. COPPOLA: Thank you.